

**Beaver County
Planning & Zoning Commission
April 16, 2019
7:00p.m.**

Minutes

Attendance: Darrel Davis- Chairman, Walter Schofield, Drew Coombs, Kolby Blackner, Don Noyes, Karianne Jarvis, Bryan Graham, Jared Gillins representing the Zoning Department, Von Christiansen as Attorney and Kyle Blackner as Zoning Administrator.

Visitors: Paul Davis, John Hallgren, Rowland Yardley, Danny Yardley, Travis Yardley, Lynn Harris, Jared Smith and Scott Albrecht.

Called to Order at 7:00 p.m.

MINUTES:

Minutes from the March 19, 2019 meeting were reviewed. Kolby Blackner made a motion to approve the minutes. Walter Schofield seconded the motion. Drew Coombs, Don Noyes, Karianne Jarvis & Bryan Graham vote for, thus the motion passed unanimously.

CONDITIONAL USE PERMIT:

American Beef Producers Utah representative, Paul Davis, and property owners Danny Yardley and Rowland Yardley came before the board seeking a Conditional Use Permit for a 60,000 square foot meat processing plant in Sec.4, T30S, R7W in an MU-20 District. Paul Davis turned the time to Scott Albrecht, Beaver County Economic Development Director. Mr. Albrecht stated that he has been working with Mr. Davis on this project and possible locations for just over a year. They believe they have now found the best location with close access to utilities and the interstate, while still being far enough from town to mitigate potential nuisances from such industry. He is excited about the innovation in manufacturing and cutting edge technology that will be used in this meat harvesting facility and fully supports this endeavor. Mr. Davis then provided additional information specific to the plant and procedures. Their goal is an Organic Certified Facility from start to finish. Although not all beef processed at the plant will be organic, (meaning no unnecessary antibiotics or growth hormones and a paper trail from birth, on those cattle coming into the facility) the plant will be designed to meet all regulations & requirements for those that are. Live cattle will be shipped in on semi trucks, held indoors overnight at the facility, and processed the following day. The USDA inspected meat will then be chilled onsite for 24-48 hours, while all other by-products will be shipped out daily to other related businesses. Manure from the holding barn will be collected in a sealed above ground tank and sold as organic fertilizer, discharge water will be used, seasonally, to irrigate surrounding croplands, blood is collected and sold to outside suppliers and hides and all other by-products will be shipped to Kuhni and Sons Rendering in Levan, Utah. There will be no incinerators or holding ponds, or truck wash at this facility. They anticipate six semi trucks arriving with cattle and six semi trucks leaving with product or by-products daily. Once operating at full capacity they would process approx. 240 head of cattle per day, five days per week. Mr. Davis believes that other local industries will benefit directly and indirectly from the meat processing plant and that it also has the potential to generate new industry as well.

Mr. Blackner inquired if Mr. Davis has had other communities that were not on board with this idea. Mr. Davis stated that in four years he has been in eighteen different states and given eleven presentation such as this, looking for a location with adequate infrastructure and support from the local community. They have a 70 acre feet certified well on-site which will provide the 100,000 gallons of water needed daily. Electricity will be provided by Beaver City or Rocky Mountain Power. Dominion Energy will provide natural gas to the facility. Most of the cattle will come from dairies, auction houses and custom contracted harvesting from out of state. Although the plant will not rely on the local ranchers to meet demand, they are certainly willing to accommodate them as the interest arises.

He suggested that local ranchers could create a co-op to minimize the cost of feeding out cattle to slaughter weight. The plant will employ 60-80 workers with wages starting at \$15 per hour. The state of Utah is providing grant funding to train employees who will then have the potential to make \$20-25 per hour.

Drew Coombs asked for specific info about how the waste water will be used for irrigation purposes. Danny Yardley said it will be filtered and collected in holding tanks where it will then be pumped through the surrounding pivots. The developers are excited about utilizing the same water for multiple uses, thus providing sustainability. Additional questions regarding truck washing, employees, landfills, road improvements, etc. were answered and proposed conditions were reviewed. Kolby Blackner shared his experience in hauling animals to Kuhni's for rendering and suggested they have a contingency plan for offal disposal, should Kuhni's have times of breakdown. Mr. Davis had not previously thought of this and expressed his appreciation to Kolby Blackner. Scott Albrecht suggested that perhaps that should be one of the conditions of the permit. John Hallgren, American Beef's financial partner, asked for clarification on conditions #2 & 3. Mr. Blackner assured him they were general conditions to all permits. Chairman Davis asked if there were any comments from the visitors in the gallery. Lynn Harris thought it was a great idea and voiced his support of the project. Scott Albrecht suggested adding a condition that "All beef by-products will be shipped out within 24 hours of harvesting." Paul Davis & Rowland Yardley were comfortable adding that condition. With the addition of #9- a contingency plan and #10- the shipping out of by-products, all were in agreement. Kolby Blackner mentioned a potential conflict of interest, but felt comfortable voting on the issue. Walter Schofield made a motion to recommend the County Commission approve the CUP with the imposed conditions. Don Noyes seconded the motion. Karianne Jarvis, Bryan Graham, Drew Coombs and Kolby Blackner voted for, thus the motion passed unanimously.

WORK MEETING:

Next, board members reviewed the first draft of a Short-Term Rental Conditional Use Permit. It was created after a lengthy discussion, at a previous meeting, where board members listed conditions that would address life safety concerns and mitigate potential problems with neighboring property owners. Mr. Blackner asked board members to continue to review/edit the conditions and we would discuss them again at a future meeting.

Bryan Graham made a motion to adjourn. Don Noyes seconded the motion. Walter Schofield, Karianne Jarvis, Kolby Blackner and Drew Coombs voted for, thus the motion passed unanimously. The meeting was concluded at 8:37 p.m.

Minutes approved on _____.

Darrel Davis - Chairman